

3 Bakehouse Lane
Burton Latimer
NN15 5NJ

£595,000 Guide Price

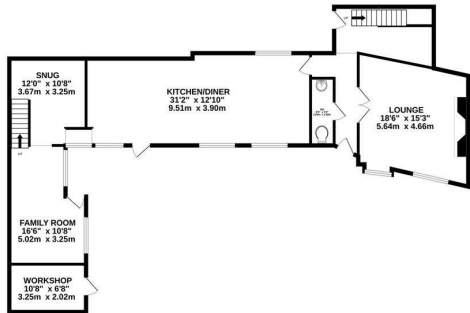


OSCAR JAMES

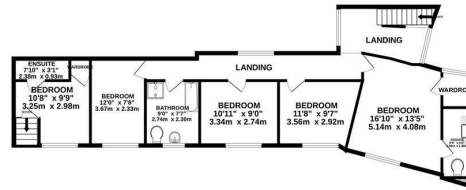
...expect excellence

FLOOR PLANS

GROUND FLOOR
1153 sq.ft. (107.1 sq.m.) approx.



1ST FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA: 2068 sq.ft. (192.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mengox 12020



AT A GLANCE...



Formal lounge with log burning stove, snug room and study



Expansive kitchen dinner with integrated appliances and space for dinning room table



Five bedrooms, Four double bedrooms with built in wardrobes and a dress room.



Ensuite to the principle bedroom, ensuite to the annex bedroom, family bathroom & downstairs W/C



Private, low-maintenance courtyard gardens offering excellent privacy and outdoor entertaining space



Gated entrance with intercom and a generous private driveway providing parking for multiple vehicles



WHAT'S GREAT?

Discreetly positioned within a quiet cul-de-sac in the centre of Burton Latimer, this striking five-bedroom home offers a rare blend of privacy, space and architectural character, all within easy walking distance of the town's amenities. Originally repurposed from a former sewing factory, the property has been comprehensively transformed into a beautiful home.

Accessed via a private gated entrance with intercom, the property is set back from the road and benefits from a generous driveway providing parking for multiple vehicles. Internally, the home has undergone an extensive improvement over recent years, resulting in an exceptional standard of finish throughout.

The welcoming entrance hall sets the tone for the rest of the house, leading into a flexible and well-considered layout ideal for modern living. A spacious dual-aspect living room features a log-burning stove and flows naturally into the impressive kitchen dinner, which was redesigned by the current owners. This expansive space featuring a range-style oven and integrated appliances.

The ground floor further benefits from a W/C and two additional reception rooms, currently arranged as a snug and a study. Stairs from the snug lead to a double bedroom with built-in storage and en-suite facilities. This arrangement provides excellent flexibility and could be utilised as a self-contained annexe, ideal for multi-generational living, guests or home working.

The first floor continues to impress, with a principal bedroom featuring a en-suite shower room, walk-in wardrobe and adjoining dressing room, which could be reinstated as an additional bedroom if required. Two further double bedrooms are served by a family bathroom.

Externally, the property enjoys a private, low maintenance, courtyard garden with block paved patio and artificial grass, complemented by a further secluded courtyard area to the rear, creating an excellent sense of outdoor living and privacy.

Please call Oscar James to book a viewing

...expect excellence



SELLER'S SECRET

We love how private and peaceful the house feels, even though it's right in the centre of Burton Latimer and close to all the local amenities. The gated entrance and unique character give it a real sense of seclusion, while the flexible layout has worked perfectly for family life, guests and working from home. The kitchen diner is the heart of the house and the courtyard gardens provide a low-maintenance outdoor space that's both private and easy to enjoy.



Why we like it....

A rare opportunity to purchase a unique five-bedroom home, privately gated and tucked away in a quiet central location. Offering characterful, high-quality accommodation with a flexible layout, generous parking and private low-maintenance courtyard gardens, all within walking distance of local amenities.

OSCAR JAMES

45 High Street | Burton Latimer | NN15 5LB
01536 722 222
www.oscar-james.com

To buy or not to buy....
